

Ref: 5552

Budget rents available now



3 Year lease

YEAR 1: £3.00 per sq ft

YEAR 2: £4.50 per sq ft

YEAR 3: £6.00 per sq ft

For full details, please contact the agents

TO LET

Modern Industrial/Warehouse unit

6,025 sq ft (559.72 sq m.)

**Unit A Hanworth Trading Estate
Hampton Road West
Hanworth, Middlesex
TW13 6DH**

Tel: 020 8707 3030

www.desouza.co.uk

Heathrow Office: 3 Maple Grove Business Centre, Lawrence Road, Hounslow TW4 6DR

These details are intended as a guide only and must not be relied upon as statements of fact. They are not intended to constitute, nor constitute part of, an offer or contract. All prices and rents quoted are exclusive of VAT unless otherwise stated.

Location

The property is situated on the popular and well established Hanworth Trading Estate, off the main A312 Hampton Road West, close to its junction with the A316, Great Chertsey Road which provides immediate access to junction 1/M3 approximately 2 miles to the west and Central London to the east. The A312 leads directly to the A30 to Heathrow Airport and Hatton Cross (London Underground, Piccadilly Line), approximately 2.5 miles away.



Description

The property comprises an end of terrace single storey industrial warehouse building with first floor offices.

Area

Warehouse/ Production area	4,533 sq ft	421.13 sq m
Offices/reception area	1,492 sq ft	138.59 sq m
Total gross external area	6,025 sq ft	559.72 sq m.

Amenities

- Fully fitted offices
- Eaves height 14'6" approx
- Full-height roller shutter door
- 3 phase power
- Gas blower heater
- Allocated car parking spaces

Terms/ Rent

Year 1	£3.00 per sq ft
Year 2	£4.50 per sq ft
Year 3	£6.00 per sq ft

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Viewing

Strictly by appointment through sole agents.

EPC

An Energy Performance Certificate (EPC) is available.

Contact:

Adrian Paxman Email: adrianp@desouza.co.uk